

West End Historic District LCI Implementation Phase A (Zoning)

Zoning Elements and Concepts

1. What is an “SPI” – Special Public Interest – Zoning District?

- Adopted for a very specific purpose (e.g., control of development in critical areas)
- Specific geographic boundaries
- May contain subareas
- Can define its own administrative processes

2. What are the typical elements of SPI Zoning?

#	Section	Concepts
1	Authority	What does this ordinance do?
2	Purpose and Intent	Why is this ordinance necessary?
3	Administration	How will this ordinance be administered?
4	Districts	What are the sub-districts, if any?
5	Permitted Principal Uses and Structures	What main uses can be in this district, by right?
6	Permitted Accessory Uses and Structures	What accessory uses can be in this district, by right?
7	Special Permits	What other uses can be authorized to be in this district?
8	Redevelopment Requirements	When does a non-conforming structure have to “come up to code?”
9	Transitional Uses and Yards	How must uses in this district relate to other uses? <ul style="list-style-type: none">• Buffers• Transitional Height Planes
10	Development Controls	What are the Bulk Limitations? <ul style="list-style-type: none">• FAR: Floor Area Ratio• FAR Bonuses• Maximum Building Coverage• Setbacks• Open Space Requirements (UOSR)
11	Site Limitations	What are the limitations and requirements on what you can build here? <ul style="list-style-type: none">• Maximum Building Heights• Minimum Façade Heights
12	Sidewalks	What are the requirements for Sidewalks?

		<ul style="list-style-type: none"> • Clear Zone • Street Furniture and Tree Planting Zone • Street Trees • Lighting • Utilities • Trash cans, etc.
13	Supplemental Zone	What can exist between the building and the sidewalk?
14	Relationship of Building to Street	<p>How must buildings “relate to” the street and sidewalk?</p> <ul style="list-style-type: none"> • Pedestrian Entrances and Walkways • Storefront Street Requirements • Fenestration (aka Windows) • Arcades
15	Signage	What physical types of signs are allowed in the district?
16	Loading Areas, etc.	Where can loading and mechanical areas be placed on the site?
17	Off Street Loading Requirements	What are the requirements to provide off-street loading areas?
18	Curb Cuts and Parking Structures	<p>How many curb cuts are allowed? How wide can they be?</p> <p>Are common driveways allowed? Encouraged?</p> <p>How must parking decks be handled?</p>
19	Lighting, Security & Maintenance	What are the restrictions & requirements for lighting?
20	Landscaping for Surface Parking Lots	What landscaping is required in and around parking lots, if any?
21	Off-Street (on-site) Parking Requirements [Automobile]	<p>Where can on-site parking be located?</p> <p>How much is required/allowed?</p>
22	Bicycle Parking Requirements	<p>How many bike parking spaces are required?</p> <p>Where must they be located?</p>
23	Subarea-Specific Regulations	What are the regulations that are specific for each subarea?

Z:\West End\Implementation Phase A\Zoning\WES Zoning Elements and Concepts.doc